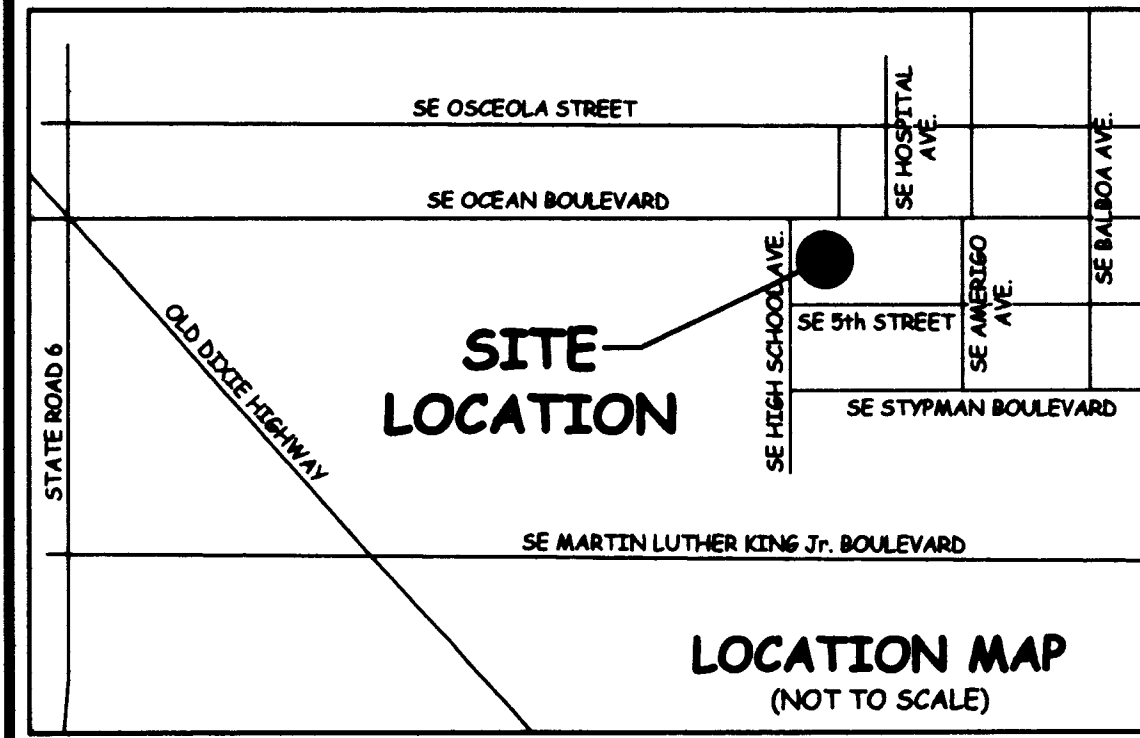


PINEAPPLE PLACE

BEING A REPLAT OF A PORTION OF THE REVISED PLAT OF HIGHLANDS SUBDIVISION AS RECORDED IN PLAT BOOK 10, PAGE 59, PALM BEACH (NOW MARTIN) COUNTY PUBLIC RECORDS AND LYING IN A PORTION OF SECTION 4, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.



TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF 06/06, 2016:
 1. I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE PROPERTY VESTED IN 600 OCEAN HOLDINGS, LLC.
 2. ALL TAXES ON THE PROPERTY ARE PAID TO DATE.
 3. THERE ARE NO RECORDED MORTGAGES, ENCUMBERING THE LAND DESCRIBED HEREON.
 DATED THIS 06 DAY OF JUNE, 2016.
 BY: Terence P. McCarthy
 TERENCE P. MCCARTHY

GENERAL PLAT NOTES:

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C01536, DATED 3/16/15.
 1. THE BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) REFERENCE BEARING OF N 88°53'05" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EAST OCEAN BOULEVARD.
 2. PLAT CONTAINS 0.66 ACRES.
 3. PLAT CONTAINS 6 LOTS.
 4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF PINEAPPLE PLACE IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA.
 DATED THIS 20th DAY OF JUNE, 2016.
R.F. Kemerson
 ROBERT F. KEMERSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENCE NO. 6285

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
 COUNTY OF MARTIN
 600 OCEAN HOLDINGS, LLC, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PINEAPPLE PLACE AND HEREBY DEDICATES AS FOLLOWS:
 1. TRACT "A" AS SHOWN ON THIS PLAT OF PINEAPPLE PLACE IS HEREBY DEDICATED TO THE PINEAPPLE PLACE HOA, INC. FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION. SAID TRACT TO BE MAINTAINED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY COMMON AREA TRACTS DESIGNATED AS SUCH ON THIS PLAT.
 2. THE SIDEWALK AND UTILITY EASEMENT (S/W & U.E.) SHOWN ON THIS PLAT OF PINEAPPLE PLACE IS HEREBY DEDICATED AS AN EASEMENT TO THE CITY OF STUART, FLORIDA, A MUNICIPAL CORPORATION, FOR SIDEWALK AND UTILITY PURPOSES AND MAY BE USED BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY OF STUART IN THE FUTURE. THE OWNER/DEDICATOR SHALL RESERVE FOR ITSELF, ITS SUCCESSORS AND ASSIGNS THE RIGHT TO USE THE SUBSURFACE OF THE S/W & U.E. FOR STRUCTURAL SUPPORT FOR THE BUILDING TO BE LOCATED ON LOT 6, SAID SUPPORT SHALL BE DESIGNED AND CONSTRUCTED SO THAT IT DOES NOT INTERFERE WITH THE EXISTING UTILITIES.
 SIGNED AND SEALED ON BEHALF OF SAID OWNERS.

600 OCEAN HOLDINGS, LLC
 BY: John S. Leighton, III 6/20/16
 JOHN S. LEIGHTON, III, MANAGER

PRINTED NAME: JOHN S. LEIGHTON, III


WITNESS: Christina Jones

PRINTED NAME: Christina Jones

WITNESS: Terence P. McCarthy

PRINTED NAME: TERENCE P. MCCARTHY

CLERK'S RECORDING CERTIFICATE

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 17, PAGE 37, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 5 DAY OF JULY, 2016.
 CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.
 FILE NUMBER: 2583514
 BY: Michelle Jones
 DEPUTY CLERK

04-38-41-035-000-0000-0
 PARCEL CONTROL NUMBER

LEGAL DESCRIPTION:

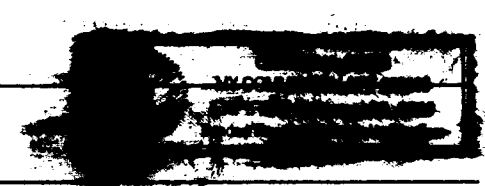
LOTS 11, 12, 13 AND 14, BLOCK 1, REVISED PLAT OF HIGHLANDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 59, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF 15 FOOT ALLEY RUNNING EAST AND WEST THROUGH BLOCK 1, AS SHOWN ON REVISED PLAT OF HIGHLANDS SUBDIVISION, ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 59, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, EXTENDING FROM HIGH SCHOOL AVENUE TO HIGHLANDS AVENUE.
 CONTAINING WITHIN SAID BOUNDS 28,597 SQUARE FEET OR 0.66 ACRES MORE OR LESS.

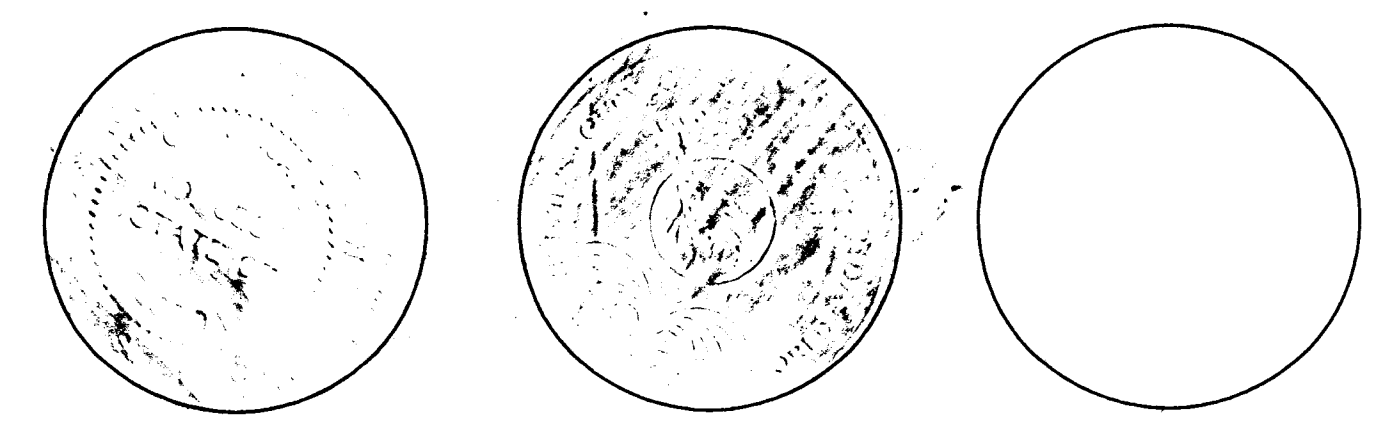
CITY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE INDICATED.

7-1-16
 DATE Jeffrey A. Muskoff - CITY MAYOR
7-1-16
 DATE Cheryl White - CITY CLERK
7-1-16
 DATE Michael J. Morrell - CITY ATTORNEY
6/28/16
 DATE Joseph W. Capra - CITY ENGINEER
06/23/16
 DATE Gregory S. Fleming, PSM - CITY PLAT REVIEWER

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF MARTIN
 BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED JOHN S. LEIGHTON, III, WELL KNOWN TO BE THE MANAGER OF 600 OCEAN HOLDINGS, LLC, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH MANAGER OF SAID COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [X] HAS PRODUCED FLORIDA DRIVER LICENSE AS IDENTIFICATION.
Christina Jones on 6/20/16
 NOTARY PUBLIC
 STATE OF FLORIDA AT LARGE
 COMMISSION NO. 
 MY COMMISSION EXPIRES: _____



PLAT PREPARED BY:

VELCON GROUP, INC.
 ENGINEERS & SURVEYORS
 CERTIFICATE OF AUTHORIZATION NO. LB 4942
 702 S.W. PORT ST. LUCIE BLVD.
 PORT ST. LUCIE, FLORIDA 34953
 PHONE (772) 879-0477, FAX (772) 871-6659
 Web Site: www.velcongroup.com

F:\Projects\15-108\15-108\15-108 PLAT.dwg, PLAT SHEET, 6/9/2016 9:00:00 AM, Velcon Group, Inc., (772) 879-0477